034.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	467,700 / 467,700
					USE VALUE:	467,700 / 467,700
					ASSESSED:	467,700 / 467,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAPAK JONATHON ADAM
Owner 2:	LEPPANEN KATHERINE ANNE
Owner 3:	
Street 1:	49 GARDNER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEDFAR RASHID -
Owner 2:	-
Street 1:	49 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 1069 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3519.000	131,300		336,400	467,700
Total Card	0.081	131,300		336,400	467,700
Total Parcel	0.081	131,300		336,400	467,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.43 | /Parcel: 437.43

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23726
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!2811!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	131,300	0	3,519.	336,400	467,700		Year end	12/23/2021
2021	101	FV	131,300	0	3,519.	336,400	467,700		Year End Roll	12/10/2020
2020	101	FV	131,400	0	3,519.	336,400	467,800	467,800	Year End Roll	12/18/2019
2019	101	FV	98,900	0	3,519.	304,800	403,700	403,700	Year End Roll	1/3/2019
2018	101	FV	98,900	0	3,519.	289,100	388,000	388,000	Year End Roll	12/20/2017
2017	101	FV	98,900	0	3,519.	252,300	351,200	351,200	Year End Roll	1/3/2017
2016	101	FV	98,900	0	3,519.	215,500	314,400	314,400	Year End	1/4/2016
2015	101	FV	78,400	0	3,519.	199,700	278,100	278,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:05:13

LAST REV

Date	Time
07/08/21	17:27:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2811

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEDFAR RASHID	78032-519	1	6/16/2021		531,000	No	No		
BOYNTON EILEEN	58252-36		1/9/2012	Estate/Div	255,000	No	No		
	10741-473		1/25/1995		99	No	No		A

USER DEFINED

Prior Id # 1:	23726
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	189	PATRIOT
2/24/2000	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3519		Sq. Ft.	Site		0	64.	1.49	3									336,365						336,400	

Total AC/HA:	0.08079	Total SF/SM:	3519	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	336,365	Spl Credit		Total:	336,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178353
Depreciation:	47085
Depreciated Total:	131268

COMMENTS

SCUTTLE; COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

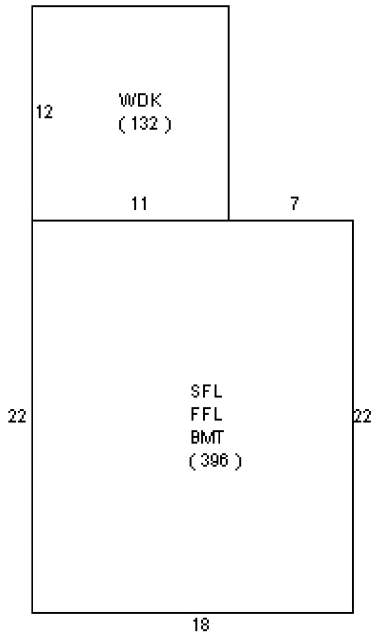
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	99.47
Final Total:	131300	Val/Su SzAd	165.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	55.050	21,799
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	132	12.680	1,674

Net Sketched Area:	1,320	Total:	123,353
Size Ad	792	Gross Area	1320	FinArea	1069
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

034.0-0004-0002.0

IMAGE

AssessPro Patriot Properties, Inc